
S-4458
MOUNTS MINOR SUBDIVISION
Minor-Sketch Plan

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners and property owners Donna & Mitchell Mounts, represented by R.W. Gross and Associates, are seeking primary approval of a 2.5 acre lot, located on the south side of Newcastle Road, ¼ mile west of CR 1000 E, in Sheffield 35 (SE) 22-3.

AREA ZONING PATTERNS:

The proposed 2.5 acre lot is coming out of two tracts (a 10.11 acre tract and a 19.8 acre tract). Because a ten acre tract created through Exemption A cannot be reduced below ten acres in area, (without subdividing or parcelizing) a portion of the 19.8 acre tract will be combined with the 10.11 acre tract through Exemption E to keep that property above ten acres in area. The parent tract is 80 acres in size and there have been two minor subdivided lots created from it in the past (Harsh Acres Minor Subdivision). Following the approval of this subdivision, there will be one division right remaining.

The proposed lot, like all surrounding properties, is zoned AW.

AREA LAND USE PATTERNS:

There are a number of buildings and pole barns on petitioners' land. The proposed lot will include a house and one of the pole barns. Surrounding land is farmed, wooded, or large lot residential.

TRAFFIC AND TRANSPORTATION:

Newcastle Road is classified as a rural local road. The required 30' half-width right-of-way has been shown on the sketch plan. The existing driveway will continue to serve both the proposed lot and the surrounding property; a 20' ingress-egress easement has been shown. County Highway is not requiring a "no vehicular access" statement along the frontage.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The County Surveyor's Office has approved the drainage on site. A letter from the County Health Department states that there is "no record on file of the original installation or repair/replacement of the septic system. There has been no complaints filed pertaining to this sewage disposal system." The office "is satisfied that this subdivision can meet the requirements" of state and local ordinances.

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks shown are correct. The lot width and area of the proposed lot meet ordinance standards.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information including the ingress/egress easement along the west side (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The street addresses and County Auditor's Key Number shall be shown.
5. An "exemption E" deed shall be recorded with the final plat so that the adjacent Exemption A tract does not decrease below ten acres in area.